101 Davenport Road

EVINGTON, LEICESTER

JAMES SELLICKS

101 Davenport Road
Evington
Leicester
LE5 6SE

In need of some modernisation, a spacious, extended, three bedroom, two bathroom detached bungalow, positioned on a corner plot, thought suitable for further extension and redevelopment (subject to the necessary planning consents).

Porch • entrance hall • dining room open to extended sitting room • large conservatory • kitchen • three bedrooms • en-suite bathroom • family shower room • gardens to the front, side and rear elevations • covered seating area • brick outhouse • single garage located to the rear of the plot (accessed off Oakside Crescent) • no chain involved • double glazing • EPC - D

Accommodation

The property is entered via sliding patio doors into a porch with a glazed inner door to the entrance hall housing a cloaks cupboard. The dining room has two windows to the side and is open to the sitting room, having a gas fire and a window to the side elevation. The conservatory is of brick and uPVC construction with a sliding door to the rear garden. The kitchen has a range of eye and base level units with drawers, ample preparation surfaces, twin circular sinks, gas cooker point, plumbing for an automatic washing machine, Viessman wall mounted boiler.

The master bedroom has built-in wardrobes with cupboards over, a window to the side elevation and an en-suite bathroom with a four piece suite comprising a low flush WC, bidet, pedestal wash hand basin and a corner bath with shower over, double glazed window to the front elevation. Bedroom two has a built-in wardrobe, further eye level cupboards and a window to the front. Bedroom three has built-in wardrobes and a window to the front elevation. The family shower room has a white three piece suite comprising low flush WC, pedestal wash hand basin and a double shower cubicle, airing cupboard and a window to the side elevation.

Outside

To the front, side and rear of the property are lawned gardens, a brick store and a single garage accessed off Oakside Crescent.

Directional note

Proceed out of Leicester via the A47 Uppingham Road in an Easterly direction, turning left onto Goodwood Road, right onto Gamel Road and eventually right again into Davenport Road where the property can be located.

Tenure: Freehold
Local Authority: Leicester City Council
Tax Band: D

Satnav Information

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Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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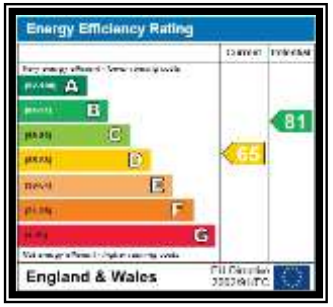
Total Approximate Gross Internal Floor Area = 1001 SQ FT / 93 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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